

# Woodlands at Hidden Lakes Homeowners Association, Inc. Property Owners' Association Management Certificate

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, such as instruments recorded as Documents D213325944 and D206138150

**1. Subdivision information.** Woodlands at Hidden Lakes is an addition to the city of Keller in Tarrant County, Texas. The plats are recorded in the Plat Records of Tarrant County, Texas as:

- Plat I: Document D199002333, recorded on January 5<sup>th</sup>, 1999

**2. Declaration information.** Lots in Woodlands at Hidden Lakes are subject to Declaration of Covenants, Conditions and Restrictions for Woodlands at Hidden Lakes Phase I, recorded on May 24, 2000, as Document No. D200110365.

**3. Name of property owners association.** Woodlands at Hidden Lakes Homeowners Association, Inc.

**4. How to contact the association through its managing agent.**

Woodlands at Hidden Lakes Homeowners Association, Inc.  
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential  
("FirstService Residential")  
14951 North Dallas Parkway, Suite 600  
Dallas, Texas 75254  
Phone: 214-871-9700  
Website: [www.fsresidential.com](http://www.fsresidential.com)  
Email Address: [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com)  
Community Website: <https://woodlandsathiddenlakes.connectresident.com/>  
Resale Disclosure Package: \$375.00  
Homeowner Setup/Unit Transfer: \$250.00

**5. Purpose.** The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed this 26 day of August 2021

Woodlands at Hidden Lakes Homeowners  
Association, Inc., a Texas property owners'  
association

By: Michelle Malegni

Michelle Malegni, Vice President  
FirstService Residential Texas, Managing Agent



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Fees: \$23.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

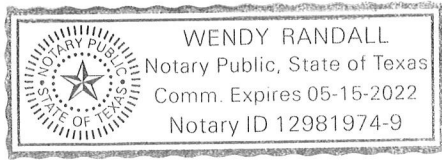
SUBMITTER: WOODLANDS AT HIDDEN LAKES HOA INC

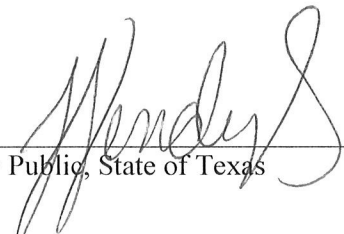
Mary Louise Nicholson  
MARY LOUISE NICHOLSON  
COUNTY CLERK

THE STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on this 26 day of August 2021 by Michelle Malegni on behalf of FirstService Residential, Managing Agent of a Texas property owners' association, on behalf of said association.



  
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Notary Public, State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**

Woodlands at Hidden Lakes Homeowners Association, Inc.  
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential  
("FirstService Residential")  
14951 North Dallas Parkway, Suite 600  
Dallas, Texas 75254